

136.0

0005

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,099,400 / 1,099,400

USE VALUE: 1,099,400 / 1,099,400

ASSESSED: 1,099,400 / 1,099,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		KENSINGTON RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: LEVERING TERRILL &amp; RYAN

Owner 2:

Owner 3:

Street 1: 44 KENSINGTON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: VERSPYCK JOHAN W T -

Owner 2: VERSPYCK RUTH E -

Street 1: 44 KENSINGTON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .211 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1909, having primarily Wood Shingle Exterior and 1673 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

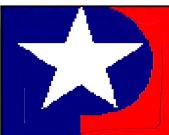
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9205		Sq. Ft.	Site		0	90.	0.76	10									626,532						626,500	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9205.000	470,400	2,500	626,500	1,099,400		87765
							GIS Ref
							GIS Ref
							Insp Date
							09/22/16



Patriot Properties Inc.

## USER DEFINED

Prior Id # 1:	87765
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	470,400	2500	9,205.	626,500	1,099,400		Year end	12/23/2021
2021	101	FV	457,000	2500	9,205.	626,500	1,086,000		Year End Roll	12/10/2020
2020	101	FV	457,000	2500	9,205.	626,500	1,086,000		Year End Roll	12/18/2019
2019	101	FV	343,500	2500	9,205.	661,300	1,007,300	1,007,300	Year End Roll	1/3/2019
2018	101	FV	343,500	2500	9,205.	487,300	833,300	833,300	Year End Roll	12/20/2017
2017	101	FV	343,500	2500	9,205.	466,400	812,400	812,400	Year End Roll	1/3/2017
2016	101	FV	343,500	2500	9,205.	431,600	777,600	777,600	Year End	1/4/2016
2015	101	FV	325,100	2500	9,205.	362,000	689,600	689,600	Year End Roll	12/11/2014

Parcel ID 136.0-0005-0014.0

!10597!

## PRINT

Date	Time
12/30/21	11:00:27

## LAST REV

Date	Time
06/24/21	15:41:42

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VERSPLYCK JOHAN	68265-206		10/24/2016		920,000	No	No		
DUNCAN SHARON	31137-377		2/15/2000		422,000	No	No		
GEARIN JOAN	27887-365		11/19/1997		343,350	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/30/2020	720	Renovate	350,000	O					3/8/2017	SQ Returned	EMK	Ellen K
10/22/2019	1672	Heat App	30,000	C					9/22/2016	Meas/Inspect	DGM	D Mann
10/2/2015	1481	New Wind	18,000						11/23/2015	Permit Insp	PC	PHIL C
8/22/2006	709	Redo Kit	54,000		G8	GR FY08	bath remodel also		2/6/2009	Measured	372	PATRIOT
1/22/2004	43	Manual	20,000		G6	GR FY06	EXPAND EXISTING AT		2/8/2007	Permit Visit	BR	B Rossignol
									1/25/2005	Permit Visit	BR	B Rossignol
									4/12/2001	Inspected	PM	Peter M
									7/28/2000	MLS	MM	Mary M
									12/3/1999	Entry Denied	197	PATRIOT

## ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

